

## I. CULTURAL RESOURCES

This section presents an overview of the City's history, describes the cultural resources within and immediately adjacent to the Downtown area, and provides mitigation measures for effects to cultural resources which may result from the implementation of *Strategy 2000*. The materials presented here in Chapter V are a summary, based on a technical background report on Cultural Resources that is presented as Appendix F to this EIR.

Background research for this section included a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. The NWIC is an affiliate of the California Office of Historic Preservation and is the official state repository of cultural resources reports and records for a 16-county area, including Santa Clara County.

Other cultural resource inventories reviewed include:

- *California Inventory of Historic Resources*;<sup>1</sup>
- *Five Views: An Ethnic Historic Site Survey for California*;<sup>2</sup>
- *California Historical Landmarks*;<sup>3</sup>
- *California Points of Historical Interest*;<sup>4</sup> and
- *Directory of Properties in the Historic Property Data File for Santa Clara County*.<sup>5</sup>

The Directory of Properties includes the listings in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks, and California Points of Historical Interest. The City of San José's Historic Resources Inventory was also reviewed.<sup>6</sup>

The following City planning documents were reviewed to identify pertinent local cultural resource policies and guidelines:

- *The Alameda*<sup>7</sup>
- *Plan for the Past*<sup>8</sup>

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<sup>1</sup> California Department of Parks and Recreation, 1976. *California Inventory of Historic Resources*. Sacramento.

<sup>2</sup> California Department of Parks and Recreation, Office of Historic Preservation, 1988. *Five Views: An Ethnic Historic Site Survey for California*. Sacramento.

<sup>3</sup> California Department of Parks and Recreation, Office of Historic Preservation, 1990. *California Historical Landmarks*. Sacramento.

<sup>4</sup> California Department of Parks and Recreation, Office of Historic Preservation, 1992. *California Points of Historical Interest*. Sacramento.

<sup>5</sup> California Department of Parks and Recreation, Office of Historic Preservation, 2000. *Directory of Properties in the Historic Property Data File*. Sacramento.

<sup>6</sup> City of San Jose, Planning Divisions, 2003. *Historic Resources Inventory*. Website: [www.ci.san-jose.ca.us/planning/sjplan/Historic/pdf/Historic\\_resources.pdf](http://www.ci.san-jose.ca.us/planning/sjplan/Historic/pdf/Historic_resources.pdf).

<sup>7</sup> City of San Jose Department of City Planning, 1984. *The Alameda*. San Jose, California.

<sup>8</sup> City of San Jose Redevelopment Agency, Department of City Planning, Department of Recreation, Parks & Community Services, and the Historical Museum, 1989. *Plan for the Past*. San Jose, California.

- *San José 2020 General Plan*<sup>9</sup>
- *Final Environmental Impact Report on the Downtown Strategy Plan in San José, California*<sup>10</sup>
- *San José Strong Neighborhoods Initiative EIR*<sup>11</sup>
- *St. James Square Historic District Design Guidelines*<sup>12</sup>
- *City of San José Historic Preservation Ordinance*<sup>13</sup>

The California Native American Heritage Commission (NAHC) was asked in a letter on March 13, 2003 to consult the sacred lands file to identify Native American cultural resources within the project area and to provide a list of Native American individuals or groups that may have knowledge about such resources, or concerns about the project area. The NAHC did not identify Native American resources within the study areas.

The following historical organizations were contacted by letter on May 13, 2003, to solicit any information or concerns their organizations may have about cultural resources in the project area: the Preservation Action Council of San José; the San José Historical Museum, administered by History San José; the Santa Clara County Historical and Genealogical Society; and the Santa Clara County Historical Heritage Commission. The Santa Clara County Historical Heritage Commission responded by letter on July 8, 2003. Ms. Dana Peak, Historical Heritage Coordinator with the Santa Clara County Historical Heritage Commission, indicated that the Commission expressed concern regarding the entire project area and the potential for the project to affect both historic and archaeological resources. On August 11, 2003, LSA made follow up telephone calls to each organization that was contacted by letter but did not respond. No responses to the follow up telephone calls had been received by August 20, 2003, nor have substantive responses to the Notice of Preparation been received regarding cultural resources.

## 1. Setting

The section provides: (1) a brief overview of San José's history, from about 12,000 years ago, when Native Americans first entered the area, to modern times, including periods of Spanish, Mexican, and American influence; (2) a more detailed description of the project area's historical development; (3) a summary of cultural resources within and immediately adjacent to the project area; (4) an assessment of the project area's archaeological sensitivity; and (5) a description of laws, codes, and regulations applicable to cultural resources in San José.

**a. Prehistory and Ethnography.** The San José area was probably settled between 12,000 and 6,000 years ago. Penutian-speaking peoples migrated into central California around 4,500 year ago

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<sup>9</sup> City of San Jose Department of City Planning, 1994. *San Jose 2020 General Plan*. San Jose, California.

<sup>10</sup> Mundie & Associates, 1992. *Final Environmental Impact Report on the Downtown Strategy Plan in San Jose, California*. San Francisco, California.

<sup>11</sup> LSA Associates, Inc., 2002. *San Jose Strong Neighborhoods Initiative EIR*. Berkeley, California.

<sup>12</sup> City of San Jose Department of City Planning, Historic Landmarks Commission, 1989. *St. James Square Historic District Design Guidelines*. San Jose, California.

<sup>13</sup> American Legal Publishing Corporation, 2002. *City of San Jose Historic Preservation Ordinance*. Website: [www.amlegal.com](http://www.amlegal.com).

and were firmly settled around San Francisco Bay by 1,500 years ago.<sup>14</sup> The descendants of the native groups who lived between the Carquinez Strait and the Monterey area prefer to be called Ohlone,<sup>15</sup> although they are often referred to by the name of their linguistic group, Costanoan. San José is located within the ethnographic territory of the Tamyen tribelet of Ohlone, who occupied a large area in the South Bay. The basic Ohlone social unit was the family household, which was made up of about 15 individuals.<sup>16,17</sup> Households grouped together to form villages. In the San José area, many of these villages were located along the Guadalupe River, Coyote Creek, and other waterways. Ohlone culture was radically transformed when European settlers moved into northern California. These settlers set up the mission system, which used the native peoples for labor, and almost destroyed the native culture by exposing the Ohlone to diseases to which they had no immunity. After the secularization of the missions in 1834, native people in the Bay Area moved to ranchos, where they worked as manual laborers.<sup>18</sup>

**b. History.** San José is California's oldest civil settlement, founded by Lieutenant José Joaquín Moraga in November of 1777 under orders from Governor Felipe de Neve.<sup>19</sup> Moraga's party built Pueblo San José on the banks of the Guadalupe River at the intersection of Hobson and Vendome streets.<sup>20</sup> The first courthouse in the region, an adobe known as the *juzgado*, was built in 1783; to avoid flooding a second was built on higher ground about five years later. This building remained the seat of local government until 1850, when work began on the county courthouse, which remains, though in a modified form, a major presence on today's St. James Square.

In addition to the pueblo lands, there were three major Spanish land grants in the San José area. The *Rancho de Santa Teresa* was originally granted to Joaquín Bernal. The *Rancho El Potrero de Santa Clara*, originally part of the lands of the Mission Santa Clara, was granted after secularization to British vice-consul for California James Alexander Forbes. *Rancho Los Coches* was granted to Roberto, a Christianized Indian of Mission Santa Clara, who sold it to the Suñol family and Henry M. Naglee. The Suñols built an adobe which is today a local landmark. Naglee built his residence on a 140-acre tract which extended between Eleventh Street and Coyote Creek, today's Naglee Park.<sup>21</sup>

In 1849, San José served briefly as California's first capital. In the following years, the legislature met in Vallejo, Benicia, and, finally, Sacramento. In the years following the Civil War, San José continued to grow. In 1863, Trinity Episcopal Church, the City's oldest surviving religious building,

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<sup>14</sup> Ibid.

<sup>15</sup> Margolin, Malcolm, 1978. *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area*. Heyday Books, Berkeley, California.

<sup>16</sup> Harrington, J.P., 1933. Report of Fieldwork. *Annual Report of the Bureau of American Ethnology for the Years 1931-1932*. Smithsonian Institution, Washington, D.C.

<sup>17</sup> Broadbent, Sylvia M., 1972. *The Rumson of Monterey: An Ethnography from Historical Sources*. Contributions of the University of California Archaeological Research Facility, Berkeley.

<sup>18</sup> Levy, Richard, op.cit.

<sup>19</sup> Gudde, Erwin G., 1998. *California Place Names*. 4<sup>th</sup> Edition, Revised and enlarged by William Bright. University of California Press, Berkeley.

<sup>20</sup> Hoover, Mildred Brooke, Hero Eugene Rensch, Ethel Grace Rensch, and William N. Abeloe, 1990. *Historic Spots in California*. 4<sup>th</sup> Edition, Revised by Douglas E. Kyle. Stanford University Press.

<sup>21</sup> Hoover, et al., op.cit.

was built of redwood at the corner of Second and St. John streets. In 1892, both the City's first federal building and the First Unitarian Church on St. James Square were completed.

San José's first residential neighborhoods grew up around its Downtown commercial core. As time passed, adobes were replaced by stately Victorians, which in time were joined by Craftsman bungalows. Many of the City's historic homes can still be seen in the St. James Square and Naglee Park neighborhoods.

San José was actively involved in an industry that was important to the Santa Clara Valley economy: agriculture. Santa Clara Valley began supplying hardy wheat and other grains to the California gold fields in the 1850s.<sup>22</sup> San José was known for producing a wheat grain so hardy that farmers could let the cut wheat lie in field piles with no worry of infestation by weevils. San José's wheat competed with harvests from Oregon and Washington for a share of the lucrative European market.<sup>23</sup> A French native, Pierre Sansevain, built the first flour mill on the Guadalupe River in 1844. Wheat production in the Santa Clara Valley flourished until around 1870, when land values began to increase and other more profitable crops were farmed. As standard tools and machinery became more available, commercial agriculture rose to become the dominant agricultural industry in and around San José. When Louis Pellier successfully introduced the French prune to wild plums trees in his San José nursery, a new and vibrantly lucrative crop was created. So important was the newly-created prune that it "... was, for over 70 years, the mainstay of the valley's economy."<sup>24</sup> With the growth of the dried fruit industry, fueled greatly by the development of the French prune, fruit cooperatives and canneries sprang up to consolidate and process the valuable crops for export.

San José has always been known for being on the cutting edge of developments in electronics. In 1909, the City was the site of a successful electronic endeavor: the world's first radio broadcast station was established at the corner of First and San Fernando Streets by Dr. Charles Herrold. The station, which became KCBS, broadcasts today from San Francisco.<sup>25</sup> In the years following World War II, the Santa Clara Valley experienced tremendous growth. Electronics and aviation companies opened offices and factories in "Silicon Valley," creating thousands of jobs for returning military personnel, defense workers, and their families. San José was transformed from a market town with an agricultural economic base to a business and residential community known for its high-technology companies.

**c. Greater Downtown Historical Background.** Around 1791, *El Pueblo de San José de Guadalupe* was established at its permanent location. Market Street Plaza was situated in the center of the pueblo site. To assure a reliable water source, the Spanish constructed a dam and *acequia*, or ditch, to collect and distribute water to farm plots and homes. Homes were built surrounding the market square, along the *acequia*, and at the crossroads of two major thoroughfares.

The rock-lined *acequia* flowed north-south across the *suertes*, or agricultural plots, which ran east-west between the Guadalupe River and the pueblo. Built in the late 1770s or early 1780s, the *acequia*

<sup>22</sup> Beilharz, Edwin A. and Donald O. DeMers, Jr., 1980. *San Jose, California's First City*.

<sup>23</sup> Beilharz, Edwin A. and Donald O. DeMers, Jr., 1980, op. cit.

<sup>24</sup> Beilharz, Edwin A. and Donald O. DeMers, Jr., 1980, op. cit.

<sup>25</sup> Hoover, et al., op.cit.

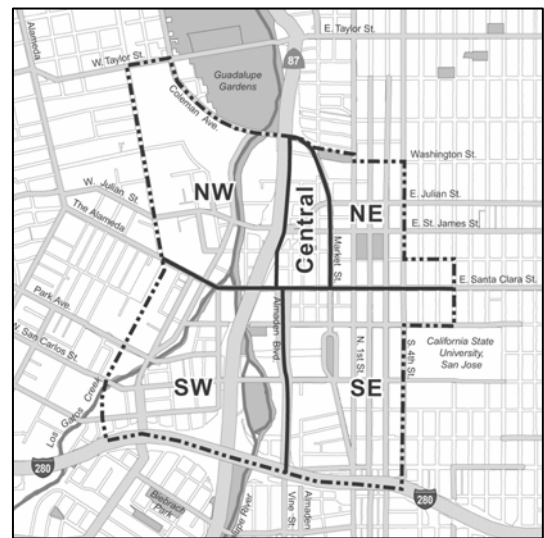
ran three to four feet deep, and between six and ten feet wide. The *acequia* appears to have been maintained as late as the 1850s, and an 1860 survey refers to the “old *acequia*”.<sup>26</sup> By the late 1860s, construction of a sewer system began.<sup>27</sup>

Thoroughfares, or, more accurately, trails, included *El Camino Real* and *The Alameda*. *The Alameda* connected *Mission Santa Clara de Assis* with *El Pueblo de San José de Guadalupe* (in Downtown San José). *El Camino Real*, which is Monterey Road today, connected the Mission and San José with Monterey and San Francisco.<sup>28</sup>

In 1822, Spanish control of California was relinquished to a newly-independent Mexico, and trade with foreign ships was legalized. The hide and tallow trade flourished, and hides were referred to as “California banknotes.” Cattle were slaughtered east of the pueblo, in the area that is today San José State University.<sup>29</sup>

Following the end of the Mexican-American War in 1848, the importance of land surveying and property boundary definition was recognized. Chester S. Lyman re-surveyed the city of San José in 1848, one year after a survey by James Hutton was determined to be invalid because it was so poorly conducted. Hare’s 1872 *Map of the City of San José* shows the location of the railroad depot between North San Pedro and Terraine Streets.<sup>30</sup>

**d. Cultural Resources in Downtown Areas.** For the purposes of the following description, San José’s Downtown is organized into five areas: a central area surrounded by areas to the northwest, northeast, southwest, and southeast. The central area roughly consists of the Peralta Adobe and the area around Bassett, and St. James Streets. The east and west areas are divided by a line following Vine Street, then continuing along South Almaden Boulevard and State Route 87 until it leaves the project area. The north and south areas are divided by The Alameda and continuing through the point at which it joins West and East Santa Clara Streets. Figure V.I-1 illustrates the boundaries of the five areas.



(1) **Central Area.** The central area contains the Peralta Adobe, which is San José's oldest structure and dates to the *Pueblo de San José de Guadalupe*. The adobe was built in 1797 near the market plaza, now 184 West St. John Street, and remodeled during the mid-1800s. Manuel Gonzalez, one of the founders of the pueblo, built and lived in the home with his wife and five children. Luis Peralta purchased the adobe in 1807 and lived there until his death in 1851. Peralta was appointed *comisionado* of the Pueblo for his services to the Spanish government and held the position until 1822. He became one of California's first millionaires.<sup>31</sup>

During the American period, large tracts of land within San José continued to be developed for agriculture. Captain Thomas Fallon was a prominent land owner of this period. He built his home on San Pedro Street near St. John Street across from the Peralta Adobe.<sup>32</sup>

In October 1850, Louis Pellier established a nursery called City Gardens, at which many of San José's early horticultural experiments were conducted. The nursery was originally on the northwest corner of North San Pedro Street and Chaboya (or Chabolla) Alley. City Gardens eventually expanded to north of Devine Street in an area known as "Pellier's Survey."<sup>33</sup>

The property north of Julian Street, between Terraine and Pleasant Streets was owned by Pellier's friend, John Quincy Adams Ballou. The land remained in Ballou's estate until 1909 when it was sold to the John Bean Spray Pump Company.<sup>34</sup>

New businesses developed in the area around West Bassett and North Market Streets after the opening of a railroad station in 1864. These businesses supported the needs of both passengers and freight companies, and included factories, hotels, and saloons. The 1884 Sanborn Insurance Company map depicts the following businesses on North San Pedro Street between Bassett and West Julian Streets: livery stables, the Albert Lake Box Company (345 North San Pedro), and the Toftle Brothers Box and Nail House. The opposite side of the street included J. Z. Anderson Fruit Packing, L. B. Sresorich Fruit Packing, fruit drayage, and storage. The Eureka Hotel (annex) faced North Market at Bassett Street. Four residential homes faced West Julian Street, and one faced North San Pedro Street.<sup>35</sup>

Charles Lefranc owned the Almaden Vineyards and was a pioneer winemaker who developed some of the first vineyards in the Santa Clara Valley. His Downtown office, sales room, and wine cellar were located at 161 West Santa Clara Street, originally known as Lefranc Block. Built and designed by Theodore Lenzen, the building is a three-story brick structure with arched niches in the foundation of the cellar to hold large wine vats. In 1887 following Lefranc's death, management of the winery passed to Paul Masson, Lefranc's partner and son-in-law. Masson diversified the business and started producing premium champagne, for which he gained an international reputation. In 1930, noted California architect William H. Weeks remodeled the winery building in the Art Deco style. Following Masson's death in 1940, Hotel Vendome occupied the building.<sup>36</sup>

<sup>31</sup> Website: [www.cr.nps.gov/nr/travel/santaclara.htm](http://www.cr.nps.gov/nr/travel/santaclara.htm).

<sup>32</sup> Hill, Ward, 2001, op. cit., p. 3.

<sup>33</sup> Arbuckle, 1985, in Urban Programmers, 1999, op. cit., p. 5.

<sup>34</sup> Clayton, 1906, in Urban Programmers, 1999, op. cit., p. 5.

<sup>35</sup> Urban Programmers, 1999, op. cit., p. 4.

<sup>36</sup> State of California Department of Parks and Recreation, Primary Record for P-43-000916. Sacramento.

Prior to 1884, the Eureka Hotel was located on the east side of North Market Street at Bassett Street. The hotel expanded on the west side of North Market Street with a two-story annex. By 1889, the hotel had three stories and occupied one-third of the block southwest of Bassett and North Market Streets.

In 1909, the John Bean Spray Pump Company replaced the Pacific Brandy Distiller and Ropers Fruit Depot at 217 West Julian Street. The company produced food processing equipment and farm sprayers in its building, which covered most of the block between Terraine and Pleasant Streets. The Lorentz Cooperage was the only other business on the street. During the construction of the Guadalupe Expressway (Route 87), both of the buildings were removed.<sup>37</sup>

In 1910, the Walsh-Col Company, a wholesale grocery supply and warehouse, was located at 341 North Market Street in the area between North Market, West Julian, North San Pedro, and Bassett Streets. Starting in 1920, the Service Motor Transportation Company, a freight business, also occupied the building while the wholesale grocery business continued. In 1960, Goodwill Industries of Santa Clara County began using the building as a warehouse until its sale to the City of San José for use as a storage facility. Half of the building was demolished when the Market Street overpass was constructed, but the facade of the building remains on North San Pedro Road.<sup>38</sup>

In the 1930s, the Golden Bear Potato Chip Factory was located on the southwest corner of North San Pedro and West Julian Streets. In 1935, the building became the Eggo Food Products Company, owned by the Dorsa brothers. The Dorsas remodeled their building following a serious fire in 1946, and added a facade to the front section. The Dorsas continued to expand their holdings until the family business occupied most of the block. In 1970, the building on North San Pedro was sold and the building on the West Julian block was leased to Industrial Tube and Steel Corporation. The buildings were sold in 1970 and have been occupied by several warehouses with addresses on West Julian, Terraine, and Bassett Streets.<sup>39, 40</sup>

The southwest corner of the intersection of North San Pedro and Bassett Streets was occupied by the Garden City Brewing Company in 1897 and owned by the Geoffroy family. Following the Volstead Act of 1919, the family changed the name of the business from Garden City Brewing to Geoffroy Brothers, Brewers' Agents. During Prohibition, some family members became involved in different businesses, but most did not list their occupations. The name Garden City Brewing Company was reinstated by 1935 and then again reverted to Geoffroy Brothers in 1940. As late as 1960, the Geoffroy Brothers had a trucking firm at 353 North San Pedro where they had previously brewed beer. In the late 1940s and 1950s, Cal Neon Signs occupied part of the property at 355 North San Pedro. That site was redeveloped in the 1960s for a Postal Service vehicle repair facility, then occupied by American Tow Company.<sup>41</sup> From the 1970s into the 1990s, auto repair companies occupied the building. It is now vacant.

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<sup>37</sup> Urban Programmers, 1999, op. cit., p. 8.

<sup>38</sup> Urban Programmers, 1999, op. cit., p. 7.

<sup>39</sup> Urban Programmers, 1999, op. cit., p. 8.

<sup>40</sup> Ibid.

<sup>41</sup> Urban Programmers, 1999, in Basin Research Associates, 2000, op. cit., p. 8.

The Albert Lake Box Company, which later became the San José Box Company, occupied 345 North San Pedro Street, in the center of the block. The site was redeveloped in 1929 for Blake, Moffitt and Towne, a national wholesale distributor of paper products. This concrete warehouse was transferred to the U.S. Postal Service for use as an annex in 1960. A variety of companies have occupied the building for the last 40 years. On the north side of the block, lumber storage sheds at 185 West Julian Street were also replaced with a warehouse in 1928. H.C. Jorgensen, a general contractor, constructed the building, but his business failed the following year and the warehouse remained vacant until 1930. Holmes Express and Holmes Wholesale occupied the site for 10 years until 1940, when Stuart Oxygen Company became the new occupant. From 1944 to 1959, Place and Gera, a wholesale drug firm, occupied the building, followed by Refrigeration Maintenance. From the 1970s to the 1990s, auto repair companies occupied the building.<sup>42</sup> The building is now vacant.

A home built in the early 1800s at 195 West Julian was demolished in the late 1890s. The Independent Lumber Mill was directly across the street in 1891, and two residences were situated behind the mill. By 1915, the Sanborn Map shows Terraine Street extending through to West Julian Street, and residences now occupy the entire block including the area once occupied by the mill.<sup>43</sup>

The “Lawyers House,” built circa 1875, is located at 151 West St. James, on the northwest corner of North San Pedro and West St. James Street. Currently this is the only building remaining on the block and is surrounded by a parking lot.<sup>44</sup> A remodeled Italianate residence is located at 181 Devine Street, and is currently used as law offices.

By 1935, many of the residences located within the central area had been replaced with industrial buildings. In the 1950s, storage and other commercial use buildings were prevalent in the area. Today, the majority of the area is used for parking, equipment repair, and storage.<sup>45</sup>

**(2) Northwest Area.** The Northwest area contains the tracks of the Union Pacific Railroad, which run parallel to Bassett Street and then diagonally to the north, and the Caltrain tracks which run parallel to Stockton Avenue. State Route 87 also runs through the Northwest Area. Train tracks appear on United States Geological Survey quadrangles for the years 1897, 1902 and 1961. The connection served by the San Francisco and San José Railroad, now Caltrain, was completed in 1864 and remained independent until 1870 when the facilities came under the ownership of the Southern Pacific Railroad.<sup>46</sup>

The Alameda has played an important role in the development of San José. A concentration of historical buildings along The Alameda lies just outside of the project area, between Race Street and State Highway 17/Interstate 880. The Alameda was a stagecoach route in the 1850s, a private turnpike in 1862, a horse-drawn trolley thoroughfare beginning in the late 1880s, and an electric trolley route between Downtown San José and the city of Santa Clara in 1887. Homes surrounding The

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<sup>42</sup> Urban Programmers, 1999, op. cit., p. 9.

<sup>43</sup> Ibid.

<sup>44</sup> Hill, Ward, 2001, op. cit., p. 10

<sup>45</sup> Urban Programmers, 1999, op. cit., p. 10.

<sup>46</sup> State of California Department of Parks and Recreation, Primary Record for P-43-001279. Sacramento; website: [www.caltrain.com/caltrain\\_history.html](http://www.caltrain.com/caltrain_history.html).



Alameda were occupied by San José's elite families, and property values of the "urban farmsteads" escalated in the 1870s and 1880s. In the 1920s, additional residences were built along The Alameda and San José annexed most of the properties in 1925. On April 10, 1939, street cars ran along The Alameda for the last time.<sup>47</sup> The Alameda right-of-way is a designated City Historic Site (HS84-26).

The Hanchett and Hester Park neighborhoods are also adjacent to the project area. These neighborhoods were designed by John McLaren, are bordered by Mariposa Avenue, The Alameda, Magnolia Street, and Park Avenue, and constitute a City Historic Conservation Area.

**(3) Northeast Area.** The Hensley Historic District, roughly bordered by Empire, Julian, 1<sup>st</sup>, and 7<sup>th</sup> Streets, was originally part of the Hensley estate. In 1849, after working the gold fields, Major Hensley settled in San José. His estate extended between 1<sup>st</sup> and 4<sup>th</sup> Streets, and Empire Street and the Southern Pacific Railroad tracks, just north of East Bassett Street. Hensley's home, a prefabricated "southern style" model shipped in 1853 from the East Coast, was destroyed by fire in 1870. A second home built by Hensley's wife after his death was removed following her death.<sup>48</sup>

More 19<sup>th</sup> century homes exist in the Hensley Historic District than in any other part of San José. The finest examples can be found on North Third Street, with bungalows and cottages are clustered on North 5<sup>th</sup> and 6<sup>th</sup> Streets. Outside the Hensley Historic District on Fox Avenue between San Pedro and 1<sup>st</sup> Streets are many late 19<sup>th</sup> century cottages. An early 20<sup>th</sup> century "tall" building at 22-28 North 1st Street is National Register-eligible, and is a designated City Landmark.<sup>49</sup>

The St. James Park Historic District includes St. James Square and nine buildings surrounding the square. The district is roughly bounded by North 1<sup>st</sup>, North 4<sup>th</sup>, East St. James, and East St. John Streets. St. James Square was included in the 1848 survey of San José conducted by Chester Lyman and the park was reportedly designed by landscape architect Frederick Olmstead in 1868. St. James Park and nine buildings surrounding the park have been listed on the National Register since 1979, and the entire area was designated as a City Historic District in 1984. The buildings included in the following descriptions contribute to the historical significance of St. James Square Historic District.

The Trinity Episcopal Cathedral at 81 North 2<sup>nd</sup> Street was designed by John Hammond and built in the carpenter Gothic style in 1863. It originally faced the park, but its entry was moved in 1876 to 2<sup>nd</sup> Street.

The Santa Clara County Courthouse, designed by Lewis Goodrich, was built in 1866. Modifications to the original structure followed the destruction of the dome in a 1933 fire, and a third story was added. The building was renovated and restored in 1973.

The First Unitarian Church was built in 1891 in the Romanesque Revival style. With a circular central chapel, the church displays many unique features.

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<sup>47</sup> Mundie & Associates, 1992. op. cit., p. 214.

<sup>48</sup> Archaeological Resource Management, 2001. *Historical Evaluation of The Structure at 153 East Julian Street in the City of San Jose*, p. 3-4. San Jose, California.

<sup>49</sup> Mundie & Associates, 1992, op. cit.

The Sainte Claire Club, San José's oldest men's club, was built in 1893 at 65 East St. James Street. The building was designed by A. Page Brown in the California Mission style, with a tile roof and arched entryways.

The Eagles Hall was built in 1903 on the southwest corner of 3<sup>rd</sup> and St. John Streets. The building faces the square, and was designed in the Greek revival style as the original Scottish Rite Temple. Although a new office building has been constructed at the site, the façade and doric columns have been incorporated into the new structure.

The First Church of Christ Scientist was designed by Willis Polk and built in 1904 at 43 East St. James Street. The church is built in the neoclassical style with a Greek cross shaped ground floor plan. The structure faces the north side of the park.

The Scottish Rite Temple was built in 1924 at 196 North 3<sup>rd</sup> Street. It was designed by Carl Werner and built in the neoclassic style with six ionic columns, Egyptian ornamentation, and elements of the Beaux-Arts style.

Letcher's Garage was the first automobile garage on the West Coast, and part of one of the first car showrooms in San José. The 1907 structure with large rear window shutters and a wood truss roof design has been remodeled as the Oasis Night Club.

The San José Post Office was built in the Spanish Colonial Revival style and completed in 1934. The location, at 105 North 1<sup>st</sup> Street, was the original site for the St. James Hotel.<sup>50</sup>

**(4) Southeast Area.** The southeast quadrant contains the San José Downtown Commercial Historic District, which is listed on the National Register. The district encompasses the area bordered by the south side of East Santa Clara, East Fernando, South 1<sup>st</sup>, and South 3<sup>rd</sup> Streets. In 1797, *El Pueblo de San José de Guadalupe* was adjacent to South 1<sup>st</sup> Street. Commercial buildings dating from the 1870s to the early 1940s continue to serve in the commercial center of San José.<sup>51</sup>

Several buildings in the commercial district have retained their original appearance. The I.O.O.F. Building built in 1883 and the New Century Block building built in 1900 depict 19<sup>th</sup> century commercial establishments. Two Romanesque Revival style buildings include the Letitia Building (City Landmark) built circa 1885, and the Knox Goodrich Building (City Landmark) built in 1889. The Spanish Mediterranean Revival style is evident in the Jose Theatre (City Landmark) built in 1904.<sup>52</sup> Additionally, the Bank of Italy at the southeast corner of East Santa Clara Street and South 1<sup>st</sup> Street is a designated City Landmark.

The campus of San José State University played a major role in the development of the surrounding residential neighborhoods. Between 1870 and 1872, the California State Normal School (eventually San José State University) was built on land originally designated as Washington Square, a public

<sup>50</sup> Website: [www.preservation.org](http://www.preservation.org); Ohlone Families Consulting Services, 2002. *Archaeological Survey and Monitoring Report: St. James Park, City of San Jose, Santa Clara County, California*. p. 9-11. San Jose, California.

<sup>51</sup> Website: [www.preservation.org/inventory/invconsareas.html](http://www.preservation.org/inventory/invconsareas.html).

<sup>52</sup> Michael Brandman Associates, 2002, op. cit., p. 215.

open space covering six blocks.<sup>53</sup> In the 1920s, housing demands increased near the campus at the same time that suburban areas were developing. Multi-family residences were built to serve the growing population, and housing development continued near the campus into the early 1960s.<sup>54</sup>

Pierce Street, just south of William Street, also contains historically significant architecture, including the Italianate-style Bird house at 89 Pierce Street. Two Eastlake-style homes built in the 1880s are located at 93 and 105 Pierce Street. These buildings are within the Market Almaden Conservation Area.

**(5) Southwest Area.** In the southwest area, the characteristics of a working class neighborhood are still evident in the Auzerais Avenue neighborhood between Illinois and Willis Avenues. Residents were drawn to the area by the availability of work at the railroad yards and factories, which covered large parcels of land in the area.<sup>55</sup>

Construction of State Route 87 and Interstate 280 destroyed many 19<sup>th</sup> and early 20<sup>th</sup> century homes and neighborhoods, but some structures survived. Restored Queen Anne cottages are located on the west side of Delmas Avenue north of its intersection with Lakehouse Avenue, and also on the north side of Lakehouse Avenue.<sup>56</sup>

**e. Identified Cultural Resources.** Identified cultural resources within or adjacent to the project area consist of prehistoric and historical archaeological sites, as well as historical architectural properties consisting of buildings, structures, and districts. A total of 1,443 known cultural resources are listed within or adjacent to the project area. Of these 1,443 listings, seven are prehistoric archaeological sites, 22 are historical archaeological sites, and 1,414 are built environment resources (i.e., buildings, structures, or districts). Information about these resources was compiled from multiple sources, including national, state, and local inventories. Appendix F includes a table that summarizes the cultural resources within the project area and, where applicable, indicates each resource's National Register of Historic Places and/or other historic designation status. A resource's eligibility for the California Register and as a City Landmark also determine its significance for CEQA purposes.

**f. Archaeological Sensitivity.** Portions of the project area were assessed to determine the likelihood of subsurface archaeological deposits existing below the current built environment. These assessments include historical research to identify the property-specific history of subject parcels within the project area, and research at the NWIC. This historical information was then used to predict the type and nature of archaeological remains that may be present within the project area.

Portions of the project area are sensitive for the presence of potentially-significant prehistoric and historical archaeological deposits.<sup>57</sup> Based on previous sensitivity assessments and background

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<sup>53</sup> Michael Brandman Associates, 2002, op. cit.

<sup>54</sup> Dill Design Group, 2000, op. cit., p. 26.

<sup>55</sup> Mundie & Associates, 1992, op. cit., p. 213, 215.

<sup>56</sup> Mundie & Associates, 1992, op. cit., p. 215.

<sup>57</sup> Roop, William, 1992. *Appendix 2: A Cultural Resource Evaluation for the Downtown San Jose Strategy Plan Environmental Impact Report*. Petaluma, California.

research, the project area has a moderate-to-high likelihood of containing prehistoric archaeological deposits, and a high likelihood of containing historical archaeological deposits.

**(1) Prehistoric Archaeological Sensitivity.** Greater Downtown San José is situated in a setting that offered early inhabitants a nearby diversity of rich ecological communities from which to gather necessary plant and animal resources. Research indicates that human occupancy and use of the general area spans 5,000 to 7,000 years before present, and possibly longer.<sup>58</sup>

The presence of waterways and the proximity of the historical bay margins indicate that the project area is sensitive for prehistoric archaeological sites. Historically-documented seasonal flooding along the Guadalupe River suggests that such prehistoric sites may lie buried beneath flood-deposited soils. Numerous prehistoric archaeological sites are documented in similar environmental contexts relatively near the project area.<sup>59</sup> A review of recorded prehistoric sites in Santa Clara Valley (as of 1982) indicated that nearly 43 percent were situated in a linear arrangement along water courses, such as the Guadalupe River.<sup>60</sup>

**(2) Historical Archaeological Sensitivity.** The project area is in an area of high historical archaeological sensitivity. The core of California's first civil settlement, *Pueblo de San José de Guadalupe*, is contained within the project area.<sup>61</sup> Several types of archaeological features or deposits may occur within and near this area of intensive historical activity. Previous research has identified the probable locations of former buildings, structures, roads, and water conveyance features associated with the Spanish-era Pueblo.

Hendry and Bowman (1940) generated a map that depicts the locations of all the resource-types mentioned in the paragraph above. These resources are shown in relation to contemporary American-period street alignments. The Hendry and Bowman map shows the locations of several Pueblo buildings and structures within the project area. However, this map only depicts buildings and structures from 1803 to 1850. It is possible that additional buildings may have been within the project area, but were absent by the time the Hendry and Bowman data were gathered.

Three roads important to the economic and institutional functioning of the Pueblo are also depicted on the Hendry and Bowman map. These roads include: (1) "Old Road from Alviso," which lies to the east and parallel to North San Pedro Street, and runs generally north-south; "Old Road to Santa Clara," which lies roughly parallel to Santa Clara street and runs generally east-west; and "Old Road to Monterey," which follows the current alignment of Market Street.<sup>62</sup>

An *acequia*, or water conveyance ditch, is also depicted within portions of the project area as shown on the Hendry and Bowman map. The *acequia*, constructed sometime in the late 1770s or early 1780s, provided irrigation and drinking water for the *pobladores*, or pueblo inhabitants. Research

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<sup>58</sup> Basin Research Associates, 2000, op. cit., p. 3.

<sup>59</sup> Basin Research Associates, 2000, op. cit.

<sup>60</sup> Berghold, 1982, in Basin Research Associates, 1993. *Cultural Resources Review for the City of San Jose 2020 General Plan Update, Santa Clara County, California*. San Leandro, California.

<sup>61</sup> Dill Design Group, 2000, op. cit., p. 18.

<sup>62</sup> Ibid.

indicates that the *acequia* was used, or at least maintained, in the Spanish, Mexican, and American Periods, until falling into disrepair in 1855. The *acequia* was approximately three to four feet deep and from 6 to 10 feet wide on average, and was identified as the “old *acequia*” in maps published as late as 1872. The *acequia* ran

...in the same alignment as the reconfigured Julian Street. From north to south, the *acequia* appears to have been situated about mid-block north of West Julian between Market and North San Pedro streets, included the northwest corner of the block between West Julian Street and Devine Street on the west side of North San Pedro Street, crossed North San Pedro skirting the northwest corner of North San Pedro and Devine streets, crossed Devine Street and proceeded through the mid-portion of the block between Devine and St. James Street between North San Pedro and Terraine Streets.<sup>63</sup>

Previous studies have identified this *acequia* as a potentially significant archaeological feature not only for its design and engineering qualities, but also for the artifacts that may have been deposited in it after the ditch fell into disuse.<sup>64</sup>

Historical archaeological deposits are also likely within the project area due to the numerous documented commercial, industrial, and residential buildings and structures that were constructed as the settlement grew into a leading regional city. Such deposits may include privies, trash pits, or structural remains associated with businesses and homes. These deposits may contain important information about several distinct periods in San José’s historical development.

**g. Regulatory Context.** The sections below briefly discuss laws, codes, and regulations applicable to cultural resources within the City of San José.

**(1) California Environmental Quality Act.** The California Environmental Quality Act (CEQA) states that a substantial adverse change in the significance of a historical resource is a significant effect on the environment. CEQA defines an “historical resource” as a resource which is eligible for listing on the California Register (California Register), listed in a local register of historical resources (as defined at PRC 5020.1(k)), identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, or determined to be a historical resource by a project’s lead agency (§15064.5(a)). An historical resource consists of “Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.... Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (§15064.5(a)(3)).

**(2) Local Programs.** The City of San José is a “Certified Local Government” which has authority from the California Office of Historic Preservation to develop and maintain its own historic preservation program. The City’s Historic Preservation Ordinance (Municipal Code Chapter 13.48), adopted in 1975, and amended since, authorizes San José to maintain an inventory of historic resources, establish a historic landmarks commission, preserve historic properties using a landmark

<sup>63</sup> Basin Research Group, 2000, op. cit., p. 4.

<sup>64</sup> Basin Research Group, 2000, op. cit., pp. 4-5.

designation process, require historic preservation permits for additions or alterations to designated City Landmarks or buildings within City Historic Districts, and provide financial incentives through the Historic Property Contracts program.<sup>65,66</sup>

The City of San José's historic preservation policies and programs are briefly summarized in the following two categories.

**(3) San José 2020 General Plan Policies.** San José's General Plan reaffirms the City's commitment to preserve its cultural heritage. Policies in the Historic, Archaeological and Cultural Resources sub-section as well as the Urban Conservation/Preservation sub-section of the General Plan that pertain to Cultural Resources are included in Appendix F.

**(4) City Council Policy on the Preservation of Historic Landmarks.** In December 1998, the City of San José City Council adopted a formal policy addressing the preservation of historic landmarks. The purpose of the ordinance was to "strongly encourage preservation and adaptive reuse of designated landmark structures." The City's intent was that "proposals to alter such structures must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure and the economic and structural feasibility of preservation and/or adaptive reuse". The policy states that "every effort should be made to incorporate existing landmark structures into the future plans for their site and the surrounding area."

The policy covers any designated City Landmark structure, Contributing Structure in a City Landmark Historic District, a structure designated on the State of California Register of Historic Places, the National Register of Historic Places, a Contributing Structure in a National Register Historic District, or a structure that qualifies for any of the above. The policy does not apply to single-family residential structures, however.

The policy also includes a series of procedural and implementation requirements including steps dealing with the following issues: early public notification of proposals to alter or demolish a landmark structure; public input and City Council review; preparation of complete information regarding opportunities for preservation of landmark structures; findings justifying alteration or demolition of landmark structures; and financial resources for preservation.

## **2. Impacts and Mitigation Measures**

Implementation of the proposed project has the potential to impact cultural resources. Significance criteria, the potential impacts of several components of the proposed project, and recommended mitigation measures are described below.

**a. Criteria of Significance.** Significance thresholds based on the *CEQA Guidelines* are presented for cultural resources, followed by a description of the evaluation criteria and process used for potentially significant historic properties.

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<sup>65</sup> San Jose Department of City Planning and Building, 1995. *What is Historic Preservation?* San Jose, California.

<sup>66</sup> San Jose Department of Planning, Building and Code Enforcement, 2000a. *Incentives for Ownership of a Designated City Landmark.* San Jose, California.

**(1) Cultural Resources Criteria of Significance.** The proposed project would have a significant effect on cultural resources if it would

- Result in the physical demolition, destruction, relocation, or alteration of a historical resource that is eligible for listing on the California Register, listed in a local register of historical resources (as defined at PRC 5020.1(k)), identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, or determined to be a historical resource by the City of San José (§15064.5(a));
- Directly or indirectly destroy a unique archaeological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

**(2) Historic Properties Significance Criteria.** Properties in the City of San José are evaluated for historic significance under the National Register of Historic Places (National Register) criteria, the California Register of Historical Places (California Register), and under San José's local process.

*i. National Register of Historic Places Criteria.* The National Register considers the quality of significance in American history, architecture, archeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

Criterion A: that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: that are associated with the lives of persons significant in our past; or

Criterion C: that embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: that have yielded, or may be likely to yield, information important in prehistory or history.

*ii. California Register of Historical Resources Criteria.* Properties in the City of San José that are evaluated for historical significance are also considered under the criteria of the California Register. The significance criteria are parallel to those used by the National Register, but are oriented to document the unique history of California. The California Register consists of resources that are listed automatically (those listed in or eligible for the National Register, or State Historical Landmarks numbered 770 or greater), under the provisions of Public Resources Code §5024.1, and those that may be listed by application and acceptance by the California Historical Resources Commission.

In order for a resource to be eligible for listing in the California Register of Historical Resources, a building, site or object must meet the following standards of review:

A property must be significant at the local, state or national level, under one or more of the following criteria:

- Criterion 1: It is associated with events or patterns of events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- Criterion 2: It is associated with the lives of persons important to the nation or California's past; or
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Criterion 4: It has yielded, or may be likely to yield, information important to the prehistory or history of the State or the nation.

All resources nominated for listing must have integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association. It must also be judged with reference to the particular criteria under which a resource is proposed for nomination.<sup>67</sup>

iii. City of San José Historic Preservation Ordinance and Evaluation Procedures. Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of historic landmarks and districts is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the City's General Plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures. Buildings and sites that qualify based on historical, architectural, cultural, aesthetic, or engineering interest, or value are evaluated according to the following criteria:

- Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage, or culture in a distinctive, significant, or important way; or
- Identification as, or association with, a distinctive, significant, or important work or vestige:
  - of an architectural style, design, or method of construction; or
  - of a master architect, builder, artist or craftsman; or
  - of high artistic merit; or

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<sup>67</sup> California Office of Historic Preservation, 1999. *California Register of Historical Resources: The Listing Process*. Technical Assistance Series #5, Sacramento.



- the totality of which comprises a distinctive, significant, or important work or vestige whose component parts may lack the same attributes; or
- that has yielded, or is substantially likely to yield, information of value about history, architecture, engineering, culture, or aesthetics, or that provides for existing and future generations an example of the physical surrounds in which past generation lived or worked; or
- that the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic, or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

An historic district may be established if the City Council finds that the following criteria are satisfied that: (1) said proposed historic district is a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development; and that (2) the district has special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature.

*iv. Historic Evaluation Procedure.* The San José Historic Landmarks Commission has established a quantitative process, based on the work of Dr. Harold Kalman, by which historical resources are evaluated for significance. These Historic Evaluation Criteria and the related Evaluation Rating Sheets provided the Guidelines for Historic Reports published by the City's Department of Planning, Building and Code Enforcement, last revised on October 19, 1999.

The San José Landmarks numerical evaluation system has the following categories of significance:

- 67-134 points    Candidate City Landmark
- 33-66 points    Structure of Merit
- 1-32 points    Evaluated, but found to be non-significant

As the threshold for determining significant historic resources under CEQA review, the City of San José considers designated City Landmarks and Candidate City Landmarks as those properties that qualify for one or more of the criteria stated in the Historic Preservation Ordinance. The Historic Evaluation sheets are also used, with Landmark Structures scoring 67 points and above. Properties that do not qualify for City Landmark status according to the ordinance and score lower than 67 points may have historical importance, but for purposes of CEQA are not considered historically significant unless they are

- Listed in or eligible for the National Register; or
- Listed in or eligible for the California Register; or
- The City Council determines that the property is historically significant.

The criteria set forth in San José's Historic Preservation Ordinance are targeted at local significance and vary somewhat from those set forth for either the National or California Registers.

**b. Less-Than-Significant Cultural Resource Impacts.** No less-than-significant impacts were identified during this analysis. Potentially significant impacts are defined, evaluated and the subject of recommended mitigation measures below.

**c. Significant Cultural Resource Impacts.** The goals and objectives of the Plan are reflected in policy recommendations organized by “urban system.” The urban systems containing policies and strategies that may impact cultural resources are: (1) Public Realm; (2) Urban Form and Buildings; and (3) Transportation and Access. General development actions organized by area have been proposed to implement project policies and objectives.

The following impacts analysis is organized by urban system to conform to the project format. Policy-level and programmatic mitigation measures are recommended to reduce potential cultural resource impacts to less than significant levels. In two instances, the impacts would remain significant and unavoidable, even with implementation of the recommended measures.

Mitigation measures have also been developed for impacts to cultural resources that may result from area-specific development actions. Table V.I-1 and V.I-2 present: (1) a general description of the potential impacts and mitigations; and (2) potential impacts and mitigation measures recommended to minimize such impacts, and the levels of significance of potential impacts after mitigation for specific development actions within the subareas.

This section’s analysis considers impacts that may occur as a result of policy-level decisions. Accordingly, further project-specific environmental review may be necessary for specific development activities.

**(1) Public Realm.** The major components of the public realm system include: (1) Streets and Sidewalks; (2) Paseo Network; (3) Parks, Plazas, and Trails; and (4) Civic Spaces and Events. The project includes policies for each of these components to increase functional movement of visitors and residents, as well as reinforce the character of San José to encourage increased pedestrian usage.

Actions have been developed to implement project policies and to achieve project goals and objectives with respect to the four components of the Public Realm identified above. Actions that may impact cultural resources include the installation of street trees, the creation of citywide signage programs, the increased use of street treatment (i.e., public art and landscaping), and the expansion and rehabilitation of parks/plazas/riverwalks to support the expansion of Downtown.

Development associated with these actions could cause significant adverse impacts to cultural resources in the vicinity. The following potential impacts have been identified:

**Impact CUL-1: Installation of street furnishings and public art as envisioned by *Strategy 2000* could adversely impact cultural resources. (S)**

Implementation of the following mitigation measure would reduce this potential impact to a less-than-significant level.

**Table V.I-1: Key to Potential Impacts and Recommended Mitigation for Table V.I-2**

Potential Impacts	Description
A	Potential impacts to unidentified archaeological deposits that may meet the definition of historical or archaeological resources under CEQA.
B	Potential impacts to districts, buildings, structures, or objects that may meet the definition of historical resources under CEQA.
C	Potential cumulative impact to historical resources or archaeological resources as defined by CEQA.
I	Potential inconsistency with other planning documents, design guidelines, or development regulations.
Recommended Mitigation	Description
1	APPROPRIATE PRIOR REVIEW. Conduct appropriate levels of review prior to undertaking project elements involving ground-disturbing activities that may impact buried archaeological deposits that meet the definition of a historical or archaeological resource (CEQA Guidelines §15064.5[a] and §21083.2[g]). At a minimum, this effort should include a records search at the NWIC and an archaeological assessment by a qualified archaeologist prior to project implementation.
2	DETERMINE RESOURCE REGULATORY STATUS. When project elements that will directly impact an identified archaeological site are proposed, consult with qualified cultural resource professionals prior to project implementation to determine if the site meets the definition of a historical or archaeological resource under CEQA.
3	DETERMINE FEASIBLE ALTERNATIVES. If an archaeological site meets the CEQA definition of a historical or archaeological resource and will be impacted by the proposed project, make reasonable efforts to feasibly avoid project impacts (e.g., project redesign, conservation easements, or site capping).
4	AUTHORIZE DATA RECOVERY. Authorize data recovery by qualified professionals if the avoidance or preservation of an archaeological historical resource or archaeological resource is not feasible. Ensure that a copy of the documentation be submitted to the NWIC.
5	STOP WORK AND EVALUATE UNANTICIPATED FINDS. Redirect ground disturbance within a 50-foot radius if buried archaeological deposits are encountered by project activities. Contact a qualified archaeologist to (1) evaluate the finds to determine if they meet the CEQA definition of a historical or archaeological resource; and (2) provide project-specific recommendations regarding the disposition of the finds. Ensure that the results of any archaeological investigation are submitted to the NWIC.
6	STOP WORK AND FOLLOW STATUTORY PROCEDURES. Redirect ground-disturbance within a 50-foot radius if human remains are encountered by project activities, and implement the steps outlined in CEQA Guidelines §15064.5(e).
7	APPROPRIATE PRIOR REVIEW. Conduct appropriate levels of review prior to undertaking project elements that may impact architectural properties that meet the CEQA definition of historical resources. At a minimum, this effort should include a records search at the NWIC, a review of the José Historic Resources Inventory, and where there is no evaluation within the last five years (using the Department of Parks and Recreation 523A and B forms), evaluation by a qualified historian or architectural historian on the DPR 523 A and B forms is required prior to project implementation.
8	DETERMINE RESOURCE REGULATORY STATUS. When the demolition or alteration of an architectural property greater than 45 years of age is proposed, consult with qualified historian or architectural historian to determine if the property meets the CEQA definition of a historical resource. If the property is less than 45 years of age, seek the comment of the San José Historic Preservation Officer regarding any concerns the City may have regarding the proposed action and its effects on the property.
9	DETERMINE FEASIBLE ALTERNATIVES. If an architectural property proposed for demolition is considered a CEQA-defined historical resource, determine the feasibility of avoiding adverse impacts by project redesign, rehabilitation and reuse of the resource, or relocation of the resource.

Table V.I-1 *continued*

Recommended Mitigation	Description
10	DOCUMENTATION FOR RESOURCES CONSIDERED HISTORIC UNDER CEQA. Documentation will be completed in conformance with the <i>Secretary of the Interior's Standards for Architectural and Engineering Documentation</i> , Historical American Building Survey (HABS). The property will be recorded at documentation Level III. The documentation will consist of selected large format, black-and-white views of the existing building, to HABS standards. At a minimum the views shall include: building views, exterior facades, interiors, auxiliary structures, related equipment, setting and selected details. Three (3) copies of the documentation, including the original prints and negatives will be submitted to the Historic Preservation Officer for distribution to History San José, the California Room at MLK Jr. Library, and the Northwest Information Center at Sonoma State University.
11	CONFORM TO THE SECRETARY OF THE INTERIOR'S GUIDELINES. Undertake the modification, alteration, rehabilitation, repair, or reuse of any architectural CEQA-defined historical resource in accordance with the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> .
12	CONFORM TO THE SECRETARY OF THE INTERIOR'S GUIDELINES. Undertake development in the vicinity of a historical resource in accordance with the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> .
13	CONFORM TO THE SECRETARY OF THE INTERIOR'S GUIDELINES. Undertake streetscape improvements in the vicinity of a historical resource in accordance with the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> .
14	CONFORM TO GUIDANCE. Conform to any property-specific standards, guidelines, and regulations regarding modification, alteration, reuse, or nearby development that may impair the historical significance of a CEQA-defined historical resource.
15	DEVELOP INTERPRETIVE EXHIBIT. With the assistance of qualified professionals experienced in creating historical exhibits, a documentary display shall be developed in consultation with the San José Historic Preservation Officer, to increase public awareness of the resource and its historical significance with the goal of maximizing interpretive potential.
16	CONDUCT INTERIM REVIEW. Should a five-year time lag occur between environmental review and project implementation, ensure that potentially-significant properties that have reached the minimum age of 45 years during the interim are not overlooked.
17	RELOCATION. For resources considered historic under CEQA, offer the building for relocation in the San José Mercury News for at least 30 days and post a sign on the site advertising the building for relocation. Financial assistance for relocation equal to at least the cost of demolition shall be offered.
18	SALVAGE: In coordination with the San José Historic Preservation Officer provide opportunities for salvage of materials for public information or reuse in other locations.

**Table V.I-2: Project Development--Potential Impacts, Recommended Mitigation, and Post-Mitigation Impact Significance**

Area or Plan Development	Description/Characteristics	Potential Impacts	Recommended Mitigation	Post-Mitigation Impact Significance
<b>PLAZA DE CESAR CHAVEZ</b>				
<b>A-1</b> Enlarge Plaza de Cesar Chavez	Widening plaza and removing a lane of traffic on both sides.	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>A-2</b> Development surrounding the Plaza	Line Plaza de Cesar Chavez with distinctive structures that clearly define it as the civic “living room” of downtown. Older lower density buildings that do not reinforce the space should be modified or replaced	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B)
<b>A-3</b> Complete Tech Museum expansion	Expansion of museum including public parking (#9 in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>A-4</b> San Antonio Block 8- NW Corner of San Carlos and 1 <sup>st</sup> Street	Mixed used development with options for retail, office, housing and parking	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B); S (C)
<b>A-5</b> San Antonio Block 8- SE Quadrant of Market Street and San Antonio	Replace existing retail clerks high rise housing with a new housing project	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>A-6</b> Park Center Plaza	High-rise office development	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>ST. JAMES PARK</b>				
<b>B-1</b> Relocation of existing senior center and reuse of site	Create a park at the existing site. Move Center to a high-quality facility in an adjacent development and return its current site to a park use	A	1-6 (A)	LTS (A/B)
<b>B-2</b> Development surrounding St. James Park	Frame the park on available sites with tall, high density, mixed income residential development while respecting the existing historical buildings. The tallest buildings should surround the Park and step down in height as they are developed away from the Park to create a transition to the surrounding lower scaled neighborhoods. New development should be compatible	A, B, C, I	1-6 (A/C); 7-16 (B/I)	LTS (A/B/I); S (C)
<b>B-3</b> North St. James Park Site	High-density housing, office and ground floor retail, could include moving and reuse of First Church of Christ Scientist within the block	A, B, I	1-6 (A); 7-14, 16 (B/I)	LTS (A/B/I)
<b>B-4</b> Mixed Use project	Demolish existing buildings (those cleared for removal in the EIR) and develop housing, retail and or office in a mixed use project	A, B	1-6 (A); 7-13, 16 (B), 18	LTS (A/B)
<b>B-5</b> Julian Street realignment	Street realignment to extend the downtown urban grid pattern and accommodate a more urban form for future housing and other development	A	1-6 (A)	LTS

Table V.I-2 *continued*

Area or Plan Development	Description/Characteristics	Potential Impacts	Recommended Mitigation	Post-Mitigation Impact Significance
<b>1<sup>ST</sup> AND 2<sup>ND</sup> STREETS</b>				
<b>C-1</b> San Antonio Block 2	Office tower with ground floor retail	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>C-2</b> Fountain Alley	Mixed used development with retail, office, housing and parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>C-3</b> 2 <sup>nd</sup> and Santa Clara lot	Mixed Use Development	A, B, I	1-6 (A); 7-13, 14, 16 (B)	LTS (A/B)
<b>C-4</b> Woolworth Building	Demolition of existing structure and rebuild with ground floor retail/entertainment and potential mixed uses and housing above	A, B	1-6 (A); 7-13, 14, 16 (B)	LTS (A/B)
<b>C-5</b> Repertory Plaza	New plaza in front of Repertory Theatre	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>SANTA CLARA STREET</b>				
<b>D-1</b> Develop a new paseo through the improvement of Post Street and Lightstone Alley	General Streetscape Improvements	A, B	1-6 (A); 7-10, 12-13, 16 (B),	LTS (A/B)
<b>D-2</b> 160 W. Santa Clara	Office tower with ground floor retail	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B); S (C)
<b>D-3</b> 180 W. Santa Clara	Office tower with ground floor retail	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B); S (C)
<b>D-4</b> Mitchell Block	Mixed used development with retail, office, housing and parking (site #3 in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>D-5</b> Hotel	Hotel development	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>D-6</b> 1 South Market	Office tower with ground floor retail (300,000 square feet)	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B); S (C)
<b>D-7</b> Second and Santa Clara	Mixed used development with retail, housing and parking	A, B, C	1-6 (A/C); 7-13, 16 (B)	LTS (A/B); S (C)
<b>SAN PEDRO SQUARE</b>				
<b>E-1</b> Redevelopment of parking lot with Housing over Retail	Facilitate development of housing over complementary retail on surface parking lot west of San Pedro Square.	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>E-2</b> Develop a new plaza	To provide a gathering place and a forecourt to new housing/retail development	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>E-3</b> Develop a new green in front of the Fallon House		A, B	1-6 (A); 7-13, 15-16 (B)	LTS (A/B)
<b>E-4</b> Parking Garage	Parking (site 5 in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>SAN FERNANDO STREET</b>				
<b>F-1</b> San Antonio Block 3	Mixed use development with retail, office, housing and parking (site 3 in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>F-2</b> Mixed-use Project	Mixed use including parking and residential- site H in PMP	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)

Table V.I-2 *continued*

Area or Plan Development	Description/Characteristics	Potential Impacts	Recommended Mitigation	Post-Mitigation Impact Significance
<b>SofA DISTRICT AND CONVENTION CENTER</b>				
<b>G-1</b> I-280 3 <sup>h</sup> to 7 <sup>th</sup> Street ramps	Hwy ramp extensions parallel to I-280 to facilitate improved ingress to the downtown	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>G-2</b> Completion of the Convention Center Expansion	Expansion all the way to Balbach Street	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>G-3</b> Dimensions Site	Develop with various options including hotel, theater, parking, residential and retail development or a combination of these uses	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>G-4</b> Valley Title – part of Block 8	Develop site with various options including retail, office, parking and residential uses or a combination of these uses (site N in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>G-5</b> San Carlos Street	Develop with various options including retail, parking and residential uses or a combination of these uses	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>G-6</b> Reed and Market Block	Develop with various options including retail, residential, parking, office or a combination of these uses	A, B	1-6 (A); 7-14, 16 (B)	LTS (A/B)
<b>G-7</b> Balbach and Market Streets	Development of a hotel to complement and support the Convention Center	A, B	1-6 (A); 7-14, 16 (B)	LTS (A/B)
<b>G-8</b> Parque de los Pobladores	Expansion of the park to the east and north	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>CIVIC CENTER</b>				
<b>H-1</b> North Santa Clara Development Site	<b>DK to add uses</b>	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>H-2</b> Albertson's site	Mixed-use retail and housing	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>H-3</b> High rise site	Office and Mixed use	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>H-4</b> New Parking garage	Parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>SAN CARLOS</b>				
<b>I-1</b> Demolish old Library	Redevelop with civic uses	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>I-2</b> Move Federal Building	Move Federal Building to Post and Almaden, redevelop current site with active uses	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>ALMADEN BOULEVARD</b>				
<b>J-1</b> Sobrato Residential Development	Housing Development with Retail and parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>J-2</b> Housing on Balbach Street	Mid-density housing with parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>J-3</b> Mixed Use on South Market	Higher densities and heights directly along Market street with reductions in height as the development moves west into the established neighborhood	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)

Table V.I-2 *continued*

Area or Plan Development	Description/Characteristics	Potential Impacts	Recommended Mitigation	Post-Mitigation Impact Significance
<b>J-4</b> 200 Park Ave	High Rise Housing, Retail, and Parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>J-5</b> Adobe Phase IV	Office tower with ground floor retail	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>DIRIDON ARENA AREA</b>				
<b>K-1</b> Complete Guadalupe River Park	Complete additional stairs, trailheads, pedestrian bridges, and points of entry to Downtown. Complete acquisition and development of the GRP on the west side of the Guadalupe between St. John Street and New Julian Street.	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>K-2</b> Expand Guadalupe River Park	Expand Guadalupe River Park into the area of Los Gatos Creek	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>K-3</b> Parking Structure	Parking (site C in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>NORTH GATEWAY</b>				
<b>L-1</b> Taylor and Coleman site	Retail development with parking	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>L-2</b> Autumn Street realignment and extension	Four lane roadway with medians, public street parking in two of the four lanes that could be converted in future years to a travel lane if demand warrants its conversion	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>L-3</b> Coleman Road Widening	To accommodate future growth in the downtown	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>L-4</b> Brandenburg site	Mixed used development with retail, housing and parking	A	1-6 (A)	LTS
<b>L-5</b> Interim Parking	Parking (site B in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)
<b>L-6</b> Parking	Parking (DK added site not in PMP)	A, B	1-6 (A); 7-13, 16 (B)	LTS (A/B)



**Mitigation Measure CUL-1:** Once specific development plans are created and prior to being finalized, the City's Director of Planning shall consider the need for further analysis of potential adverse impacts to cultural resources. If it is determined by the Directory of Planning that the potential presence of cultural resources requires further investigation, then a qualified historian or architectural historian shall review the plans to identify any districts, buildings, structures, or objects that meet the definition of a historical resource,<sup>68</sup> and that may be impacted by project activities. If no such properties that meet the definition of historical resources are identified, then no further review related to historical resources would be necessary prior to the implementation of project plans. If properties meeting this definition are identified, the City shall ensure that the project plans follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards). Pursuant to *CEQA Guidelines* §15064.5(b)(3), if the project plans conform to the Secretary's Standards, then potential impacts to historical resources will be considered mitigated to a less-than-significant level. (LTS)

**Impact CUL-2: Installation of public art as envisioned by Strategy 2000 could be inconsistent with A Plan for the Past. (S)**

Implementation of the following mitigation measure would reduce this potential impact to a less-than-significant level.

**Mitigation Measure CUL-2:** The City's preservation plan, *A Plan for the Past*,<sup>69</sup> calls for the depiction of historical figures, events, and structures to be included as part of city-wide public art programs. At the time that public art is being considered for design and installation within the Downtown, the City should consider including integration of information regarding historical figures, events, and structures. (LTS).

**Impact CUL-3: Planting street trees as proposed in Strategy 2000 could adversely impact cultural resources. (S)**

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

**Mitigation Measure CUL-3a:** If it is determined by the Directory of Planning that the potential presence of cultural resources requires further investigation, then a qualified historian or architectural historian shall review plans for street tree planting undertaken as part of the project to determine appropriate street trees for neighborhoods which are recognized as City historic districts or on blocks where the majority of buildings and structures are 45 years of age or older. In City historic districts, the City Landmarks Commission shall review street tree planting plans.

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<sup>68</sup> As defined in CEQA Guidelines Section 15064.5(a).

<sup>69</sup> City of San Jose Redevelopment Agency, Department of City Planning, Department of Recreation, Parks & Community Services, and the Historical Museum, 1989. *Plan for the Past*. San Jose, California.

**Mitigation Measure CUL-3b:** Prior to project implementation, a qualified archaeologist<sup>70</sup> shall: (1) assess the potential for subsurface archaeological remains that may meet the definition of a historical or archaeological resource,<sup>71</sup> and may be impacted by project activities; and (2) make project-specific recommendations, as warranted, about the disposition of such resources. The results of this archaeological assessment should be submitted to the NWIC.

**Mitigation Measure CUL-3c:** If unidentified archaeological deposits<sup>72</sup> are encountered during project activities, all work within 50 feet of the find should be redirected. A qualified archaeologist should: (1) evaluate the finds to determine if they meet the definition of a historical or archaeological resource<sup>73</sup>; and (2) make recommendations regarding the disposition of such finds. If the finds do not meet the definition of a historical or archaeological resource, then no further study or protection is necessary prior to project implementation. If the finds do meet the definition of a historical or archaeological resource, then they should be avoided by project activities. If avoidance is not feasible, adverse effects to such resources should be mitigated in accordance with the recommendations of the evaluating archaeologist.

Project personnel should not collect or move any cultural material. Fill soils that may be used for construction purposes should not contain archaeological materials.

Upon completion of the archaeological evaluation, a report documenting the methods, results, and recommendations of the archaeologist should be prepared and submitted to the NWIC.

**Mitigation Measure CUL-3d:** If human remains are encountered by project activities, construction activities shall be halted and the County Coroner shall be notified immediately. If the remains are of Native American origin, the Coroner shall notify the NAHC within 24 hours of this identification, and a qualified archaeologist shall be contacted to evaluate the situation. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The archaeologist should recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD.

Upon completion of analysis, as appropriate, the archaeologist should prepare a report documenting the methods and results of the investigation. This report should be submitted to the NWIC. (LTS)

**Impact CUL-4: The development of new paseos as proposed in *Strategy 2000* could adversely impact cultural resources. (S)**

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<sup>70</sup> "Qualified" is defined as meeting the Professional Qualifications Standards of the *Secretary of the Interior's Standards and Guidelines*. These standards are found online at [http://www.cr.nps.gov/local-law/arch\\_stnds\\_9.html](http://www.cr.nps.gov/local-law/arch_stnds_9.html).

<sup>71</sup> As defined in CEQA Guidelines Section 15064.5(a) and Section 21083.2(g).

<sup>72</sup> Prehistoric archaeological materials can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse.

<sup>73</sup> As defined in CEQA Guidelines Section 15064.5(a) and Section 21083.2(g).

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-4a: Implement Mitigation Measure CUL-1.

Mitigation Measure CUL-4b: If the project plans for new paseos involve ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

**Impact CUL-5: Alterations to and rehabilitation of existing parks, plazas, and riverwalks greater than 45 years of age could adversely impact cultural resources. (S)**

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-5: If it is determined by the Directory of Planning that the potential presence of cultural resources requires further investigation, then a qualified historian or architectural historian shall review development plans to determine if the subject park, plaza, or riverwalk meets the definition of a historical resource.<sup>74</sup> If the public space does not meet this definition, then no further review is necessary prior to project implementation. If the public space does meet the definition of a historical resource, the City shall ensure that the plans follow the Secretary's Standards. Pursuant to *CEQA Guidelines* §15064.5(b)(3), if project plans conform to these standards, then potential impacts to historical resources will be considered mitigated to a less-than-significant level. (LTS)

If alterations to and rehabilitation of parks, plazas, and riverwalks involve ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d.

**Impact CUL-6: Mixed-use development within the St. James Square Historic District Zone of Historic Sensitivity could adversely impact cultural resources. (S)**

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-6: A qualified historian or architectural historian should review all plans for any development within the St. James Square Historic District Zone of Historic Sensitivity to ensure conformity with the *St. James Square Historic District Design Guidelines*,<sup>75</sup> and, if necessary, provide technical assistance to achieve such conformity.

If mixed-use development within the St. James Square Historic District Zone of Historic Sensitivity involves ground disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

<sup>74</sup> As defined in CEQA Guidelines Section 15064.5(a).

<sup>75</sup> City of San Jose Department of City Planning, 1989. *St. James Square Historic District Design Guidelines*.

**Impact CUL-7: Improving existing event facilities and introducing new event locations could adversely impact cultural resources. (S)**

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-7a: Implement Mitigation Measure CUL-1.

Mitigation Measure CUL-7b: If new development is proposed within or adjacent to a significant historic resource which is subject to resource-specific preservation plans or design guidelines (e.g., *St. James Square Historic District Design Guidelines, A Plan for the Past, Downtown San José Historic District Design Guidelines, Your Old House: A Guide for Preserving San José Homes*, and *The Alameda*), such new development shall conform to those plans and guidelines, in addition to other applicable preservation laws and guidelines.

If the improvement of existing event facilities and introduction of new event facilities involves ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

**(2) Urban Form and Buildings.** Recommendations contained in the Urban Form and Buildings system involve three areas of constraint and opportunity, which include: (1) Skyline and Downtown Form; (2) Land Use; and (3) Buildings and Context. The project includes policies for each of these areas to achieve a coordinated, cohesive design process.

Actions have been developed to implement project policies, take advantage of opportunities, and minimize constraints identified in the above-referenced areas. Actions that may impact cultural resources include: (1) the development of new residential, commercial, institutional, and co-location properties as part of the project's vision, goals, and objectives; (2) the implementation of lighting plans, signage plans, and distinctive design requirements; (3) the clustering of taller buildings closer to the city center to create an "identifiable urban form;" and (4) the creation of rider-friendly "enhancement structures," such as arcades and colonnades, near transit lines.

**Impact CUL-8: Development of new residential, commercial, institutional, and co-location properties could adversely impact cultural resources. (S)**

Implementation of the following multi-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-8a: Implement Mitigation Measure CUL-1.

Mitigation Measure CUL-8b: Implement Mitigation Measure CUL-7b.

If such new development involves ground-disturbing, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

**Impact CUL-9: Development of new residential, commercial, institutional, and co-location properties could result in a significant cumulative impact to potentially-significant architectural resources. (S)**

The development of new residential, commercial, institutional, and co-location properties could result in a significant cumulative impact to potentially-significant architectural resources. The impacts of specific development actions may be less than significant when viewed on a project-by-project basis. However, when considered along with the impacts of other related actions, these specific actions may be cumulatively considerable. For example, several project actions involve the demolition of existing buildings to accommodate mixed-use redevelopment. The impacts of this demolition may be less than significant at the project level but, when combined with other projects involving similar demolition, these impacts may be cumulatively considerable. Should the buildings slated for demolition comprise a group of architecturally-significant properties, the combined impacts of the related projects may result in a significant loss of such resources.

Implementation of the following two-part mitigation measure would reduce this impact, but not below the threshold of significance.

Mitigation Measure CUL-9a: Prior to permitting the demolition of buildings 45 years of age or older, the City shall consult with a qualified historian or architectural historian to determine if the property is a significant historic resource and the resulting loss, when combined with other cumulative development, would result in a significant cumulative impact.

Mitigation Measure CUL-9b: Should the City conclude that such a cumulative impact is likely, the following steps shall be taken. The City shall consult with applicants whose projects contribute to the cumulative impact, with the goal of establishing a fair division of responsibility to fund mitigation to preserve information about the affected resources for future study. Such mitigation shall include the following:

- *Documentation.* HABS Level III documentation by a qualified consultant; provide three copies including original to City Historic Preservation Officer for distribution to NWIC, History San José, and California Room at MLK Jr. Library.
- *Relocation.* Offer for 30 days in San José Mercury News, post sign on-site regarding the structures' availability for relocation, and offer financial assistance in relocation equal to the cost of demolition.
- *Salvage.* In coordination with City Historic Preservation Officer, provide opportunity for salvage of materials for public information or reuse in other locations.

Even with the documentation and salvage that would result from this mitigation measure, a significant, unavoidable cumulative impact could result from the implementation of project plans. (SU)

**Impact CUL-10: Development of new residential, commercial, institutional, and co-location properties could result in a significant cumulative impact to potentially-significant archaeological deposits. (S)**

The development of new residential, commercial, institutional, and co-location properties could result in a significant cumulative impact to potentially-significant archaeological deposits. Historical research indicates that: (1) in general, those portions of the project area within historic downtown San José are likely to contain historical archaeological deposits; and (2) archaeological deposits associated with Spanish, Mexican, and American rule in San José may be present in a core area. The impacts of specific development actions may be less than significant when viewed on a project-by-project basis. However, when considered with the impacts of other related actions, these specific actions may be cumulatively considerable. Potentially-significant archaeological deposits representing the Spanish, Mexican, and American periods of San José's history may be present in the area roughly bounded by East Julian Street, Terraine Street, East William Street, and North-South 3<sup>rd</sup> Street. It is likely these deposits are present in other areas of downtown, including south of San Fernando Street and around Almaden Boulevard. Historical maps show numerous buildings and structures associated with *El Pueblo de San José de Guadalupe*, the first civil settlement in California. Given the limited number of identified archaeological deposits in San José associated with this settlement, project actions that have the potential to damage such deposits may result in a significant, cumulative impact.

Mitigation Measure CUL-10: Prior to project actions within the area that may affect properties containing historical archaeological deposits, especially pueblo-associated deposits, the City should identify the likelihood that cumulative development would result in impacts to such deposits. The steps listed in Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d should be implemented.

Even with the archaeological data recovery detailed in those mitigations, however, a significant, unavoidable cumulative impact could result from the implementation of project plans. (SU)

**Impact CUL-11: Alterations to existing buildings, structures or objects of historical value could constitute a significant impact to such resources. (S)**

Implementation of the following two-part mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure CUL-11a: Alterations to existing districts, buildings, structures, or objects of historical value should be undertaken in accordance with a plan that meets the Secretary's Standards for the Treatment of Historic Properties.

Mitigation Measure CUL-11b: In combination with CUL-11a, the implementation of Mitigation Measure CUL-7b would reduce this impact to a less-than-significant level. (LTS)

**Impact CUL-12: Re-use, remodeling, or conversion of existing buildings and structures over 45 years old could adversely impact cultural resources. (S)**

Mitigation Measure CUL-12: If any plans call for the re-use, remodeling, or conversion of existing buildings and structures over 45 years old, a qualified historian or architectural historian shall review the development plans to: (1) determine if buildings or structures meet the definition of a historical resource; and (2) determine if project activities will affect such

properties, provided that they meet the definition of historical resources. If the buildings or structures do not meet the definition of a historical resource, or if they will not be impacted by project activities, no further review is necessary prior to project implementation. If the buildings or structures do meet the definition of a historical resource, any alterations undertaken should follow the Secretary's Standards for the Treatment of Historic Properties and any other applicable guidelines. Pursuant to *CEQA Guidelines* §15064.5(b)(3), if the project plans conform to the Secretary's Standards, then potential impacts to historical resources will be considered mitigated to a less-than-significant level. (LTS)

**Impact CUL-13: Implementing lighting plans, signage plans, and distinctive building design requirements, could adversely impact cultural resources. (S)**

Mitigation Measure CUL-13: Implement Mitigation Measure CUL-1. (LTS)

**Impact CUL-14: Clustering taller buildings near the city center to create an "identifiable urban form" could adversely impact cultural resources. (S)**

Mitigation Measure CUL-14: Implement Mitigation Measure CUL-1. (LTS)

**Impact CUL-15: Creating rider-friendly "enhancement structures" near transit lines could adversely impact cultural resources. (S)**

Mitigation Measure CUL-15: Implement Mitigation Measure CUL-1.

If the project plans involve ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

**(3) Transportation and Access.** The major components of the Transportation and Access system include: (1) Transit Improvements; (2) Pedestrian and Bicycle Access; and (3) Parking Management. For each of these components, the Project includes policies to offer additional transportation choices beyond the private automobile, as well as support transit, walking, and cycling, to ease pressure on city circulation and parking.

Actions have been developed to implement project policies and to achieve project goals and objectives with respect to the three components mentioned above. Actions that may impact cultural resources include: (1) development of new transit-related facilities (including new light rail alignments and transit stop amenities); (2) incorporation of transit infrastructure in development plans; and (3) creation of a near-term parking facility.

**Impact CUL-16: Development of transit-related facilities could adversely impact cultural resources. (S)**

Mitigation Measure CUL-16: Implement Mitigation Measure CUL-1.

If the project plans involve ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)

**Impact CUL-17: Incorporation of transit infrastructure in development plans could adversely impact cultural resources.** (S)

Mitigation Measure CUL-17: Implement Mitigation Measure CUL-1. (LTS)

**Impact CUL-18: Development of a near-term parking facilities could adversely impact cultural resources.** (S)

Mitigation Measure CUL-18: Implement Mitigation Measure CUL-1.

If the project plans involve ground-disturbing activities, the following mitigation measures should be implemented: Mitigation Measure CUL-3b, Mitigation Measure CUL-3c, and Mitigation Measure CUL-3d. (LTS)